

185.A

0003

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
771,100 / 771,100

USE VALUE:

771,100 / 771,100

ASSESSED:

771,100 / 771,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		HATHAWAY CIR, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	IACUZIO NICHOLAS L-ETAL	
Owner 2:	IACUZIO MARIANNE T	
Owner 3:		

Street 1:	86 HATHAWAY CIR
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,981 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2156 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9981		Sq. Ft.	Site		0	70.	0.72	7									503,601						503,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9981.000	267,500		503,600	771,100		131486
							GIS Ref
							GIS Ref
							Insp Date
							08/03/18

 Total Card / Total Parcel
771,100 / 771,100

!14401!

PRINT

Date	Time
12/11/20	04:15:30

LAST REV

Date	Time
06/25/19	10:42:47

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT			Parcel ID	PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	772-104		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/20/2019	379	Insulate	6,400	C					8/3/2018	MEAS&NOTICE	BS	Barbara S
11/7/2017	1486	Addition	159,388	O					10/21/2008	Measured	345	PATRIOT
10/9/2003	864	Siding	17,000						3/11/2004	External Ins	BR	B Rossignol
7/8/1993	309		20,000					REMODEL KITCHEN/BA	1/13/2000	Mailer Sent		
									1/6/2000	Measured	163	PATRIOT
									9/5/1995		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 21 - Split Level				Full Bath: 1	Rating: Average																						
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall:		%		OthrFix:	Rating:																						
Roof Struct: 2 - Hip				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average																						
Color: BLUE				A Kits:	Rating:																						
View / Desir:				Fpl: 1	Rating: Average																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade: C - Average				CONDOS INFORMATION																							
Year Blt: 1959	Eff Yr Blt:			Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:		Fact:	.	Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Functional:				No Unit	RMS	BRS	FL																
Prim Int Wall: 1 - Drywall				Economic: L - Location	10.	%		1	7	3																	
Sec Int Wall:		%		Special:																							
Partition: T - Typical				Override:				Totals																			
Prim Floors: 4 - Carpet				Total:	26.74	%		1	7	3																	
Sec Floors:		%		CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 95.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten				
Subfloor:				Size Adj.: 1.21941423									FFL	First Floor	1,844	115.830	213,596	LLV	100	FLA	50	A					
Bsmnt Gar: 1				Const Adj.: 0.99989998									BMT	Basement	654	34.750	22,726										
Electric: 3 - Typical				Adj \$ / SQ: 115.833									LLV	Lower Level	624	71.670	44,723										
Insulation: 2 - Typical				Other Features: 79257									WDK	Deck	360	8.780	3,160										
Int vs Ext: S				Grade Factor: 1.00									STG	Storage	112	7.780	872										
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000									OPF	Open Porch	18	44.000	792										
Heat Type: 3 - Forced H/W				NBHD Mod:																							
# Heat Sys: 1				LUC Factor: 1.00																							
% Heated: 100		% AC: 100		Adj Total: 365125																							
Solar HW: NO		Central Vac: NO		Depreciation: 97634																							
% Com Wall		% Sprinkled:		Depreciated Total: 267491																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.A-0003-0003.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:												AssessPro Patriot Properties, Inc			